



## **6 THISTLEMOUNT PARK, LISBURN BT28 2UN**

- An Excellent Semi Detached Bungalow Occupying A Pleasant Setting Within This Ever Popular And Convenient Residential Location
- Lounge With Mahogany And Marble Fireplace
- Dining Room
- Oak Fitted Kitchen With Integrated Appliances And Corrian Worktops
- PVC Double Glazed Conservatory
- Three Bedrooms
- Luxury Tiled Bathroom With Corner Bath And Quadrant Shower Cubicle

**PRICE: OFFERS IN THE REGION OF £185,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E42**

**REF:DL290224HG**

- Enclosed Rear Garden
- Detached Garage And Asphalt Driveway
- Oil Fired Central Heating System With Condensing Type Boiler
- PVC Double Glazed Windows And External Doors

## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

PVC double glazed entrance door.

### LOUNGE:

4.63m (15'2") x 3.36m (11'0")

Mahogany fire surround with marble and granite inset. Coving. Bow window.

### DINING ROOM:

3.27m (10'9") x 3.19m (10'6")

### OAK FITTED KITCHEN WITH INTEGRATED APPLIANCES:

3.27m (10'9") x 2.42m (7'11")

Range of high and low level units. Corrian moulded work tops and up stands with integrated sink and drainer. Swan neck mixer tap. Integrated Neff oven and four ring gas hob with extractor canopy above. Integrated Neff dishwasher. Integrated fridge. Part tiled walls. Under unit lighting. Recessed spot lights. Chinese slate tiled floor. PVC double glazed door leading to conservatory.

### PVC DOUBLE GLAZED CONSERVATORY:

5.20m (17'1") x 1.45m (4'9")

Chinese slate floor. PVC double glazed door leading to rear garden. Adjoining boiler store with Firebird condensing type oil fired boiler.



**BEDROOM (1):**  
3.80m (12'6") x 2.67m (8'9")



**BEDROOM (2):**  
3.58m (11'9") x 2.40m (7'10")

**BEDROOM (3):**  
2.85m (9'4") x 2.09m (6'10")  
Built in robe.



### **LUXURY TILED BATHROOM:**

White suite. Corner bath with mixer tap. Quadrant shower cubicle with Mira Excel thermostatic shower. Vanity unit with wash hand basin. Wall mirror with light above. Mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Chrome finish heated towel rail.



### **OUTSIDE**

Front garden laid in lawn and shrubs. Asphalt driveway and path. Enclosed rear garden with trees and shrubs. Outside tap. PVC oil storage tank.

**DETACHED GARAGE:**  
5.47m (17'11") x 2.72m (8'11")

Light and power. Remote control motorised roller shutter door.

### **TENURE:**

We have been advised the tenure for this property is leasehold and the annual ground rent is £14, we recommend the purchaser and their solicitor verify the details.

### **RATES PAYABLE:**

For period April 2023 to March 2024 £920.26

### **DIRECTIONS:**

From Ballymacash Road turn into Orange Hall Lane and then right into Thistlemount Park, number 6 is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



### 6 Thistlemount Park

Approximate Gross Internal Area = 90.8 sq m / 977 sq ft  
Garage = 14.7 sq m / 158 sq ft  
Total = 105.5 sq m / 1135 sq ft

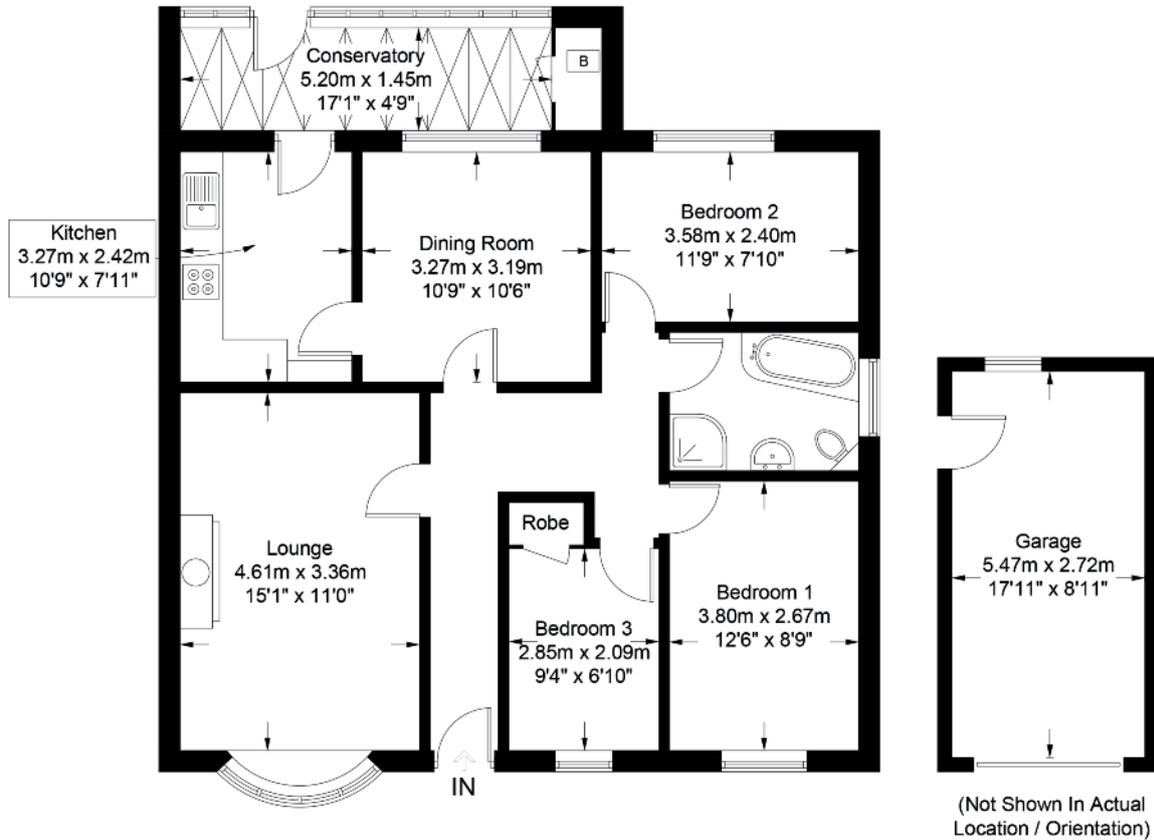


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1053755)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	42 E	
21-38	F		
1-20	G		

## VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

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58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

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